



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, Development Review Specialist

J.S. Jennifer Steingasser, Deputy Director, Development, Design, and Preservation

DATE: February 18, 2025

SUBJECT: ZC 24-10: Waiver Request from Z-502.1(e) Posting Requirement

OP requests a waiver from the posting requirement of Z§502.1(e), pursuant to Z§101.9. The ZC 24-10 text and map amendment case covers all properties along Pennsylvania Avenue SE between Fairlawn Ave. and 27th St. SE. Complying with this posting requirement would be impractical because there are many properties involved in this case and most of them are privately owned.

OP believes there is good cause for granting this waiver. The Notice of Public Hearing was sent on December 23, 2024, which is over 40 days from the hearing date. The Office of Planning also attended the January 16, 2025, ANC 7B meeting and discussed the upcoming hearing with the ANC and community members.

This zoning case is the continuation and implementation of the Pennsylvania Avenue East Small Area Plan that was adopted by the Council in 2023. As part of that planning OP held extensive outreach including 3 community town halls, 4 visioning conversations, an urban design workshop, and 2 recommendation meetings. The zoning work began shortly after the small area plan adoption.